

ORDER RECEIVED FOR FILING

DATE July 22, 1983
BY Mary Campese (Clerk)
Administrative Assistant

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22 day of July, 1983, that the herein Petition for Variance(s) to permit a front yard setback of 13 feet in lieu of the required average setback of 25 feet for the expressed purpose of constructing an attached 22' x 22' garage, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 84-24 A
SUBJECT: Joseph W. Stack, et ux

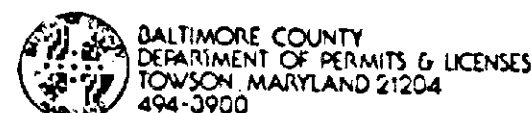
Date: July 1, 1983

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:lc

cc: Arlene January
Shirley Hess



BALTIMORE COUNTY
DEPARTMENT OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 237 Zoning Advisory Committee Meeting May 24, 1983 are as follows:

Property Owner: Joseph W. & Donna M. Stack
Location: SW/Cor. Page Drive & Oakwood Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front yard setback of 13' in lieu of the required 25'.

Address: 65.21/84.08 x 85.21/120.00
District: 12th

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 ~~Department Code for the Department and Code~~ and other applicable Codes.
- A building and/or other miscellaneous permits shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal 16/16 not required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A fire wall is required if construction is on the lot line. See Table 102, line 2, Section 1407 and Table 1402.
- Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- A change of occupancy shall be applied for, along with an alteration permit application, and three revised sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 205 and the required construction classification of Table 101.

I. Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
Charles E. Summeh
Charles E. Summeh, Chief
Plans Review

CEH:rrj
PUSH 01-82

PETITION FOR VARIANCE

12th Election District

ZONING: Petition for Variance
LOCATION: Southeast corner of Page Drive and Oakwood Road
DATE & TIME: Thursday, July 21, 1983 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a front yard setback of 13 ft. instead of the required average of 25 ft.

The Zoning Regulation to be excepted as follows:
Section 1B02.3C.1. (303.1) - average front yard setback in a D.R. 5.5 zone
All that parcel of land in the Twelfth District of Baltimore County

Being the property of Joseph W. Stack, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 21, 1983 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

June 6, 1983

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 84-24-A
Building Permit Application No.
Election District

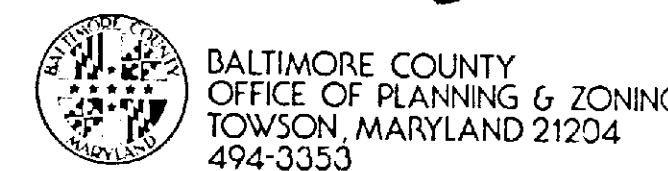
Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the permit application prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland, and you from any liability or responsibility for any consequences which might arise during the appeal period.

Very truly yours,

WBH:bco



WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 22, 1983

Mr. and Mrs. Joseph W. Stack
2701 Page Drive
Baltimore, Maryland 21222

RE: Petition for Variance
SE/Corner of Page Dr. and Oakwood Rd. - 12th Election District
Joseph W. Stack, et ux - Petitioners
NO. 84-24-A (Item No. 237)

Dear Mr. and Mrs. Stack:

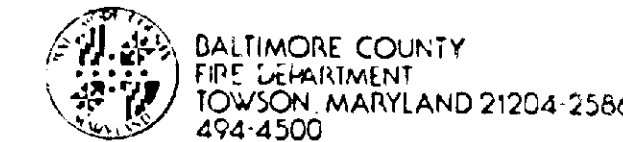
I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Deputy Zoning Commissioner
DEAN M.H. JUNG
Deputy Zoning Commissioner

JMH3/mc
Attachments

cc: John W. Hessian, III, Esquire
People's Counsel



PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

September 14, 1983

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Joseph W. and Donna M. Stack

Location: SW/Cor. Page Drive and Oakwood Road

Item No.: 237

Zoning Agenda: Meeting of May 24, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1978 Edition prior to occupancy.

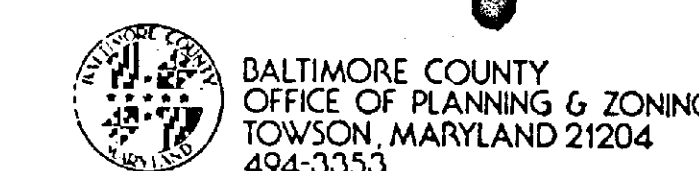
() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Paul H. Reincke APPROVED: Deputy Zoning Commissioner
Special Inspection Division Fire Prevention Bureau

JK/mbl/cm

7/21/83



WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 13, 1983

Mr. & Mrs. Joseph W. Stack
2701 Page Drive
Baltimore, Maryland 21222

Re: Petition for Variance
SE/Corner of Page Drive and Oakwood Road
Case No. 84-24-A

Dear Mr. & Mrs. Stack:

This is to advise you that \$60.25 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 119422

DATE: 7/29/83 ACCOUNT: R-01-615-000

AMOUNT: \$60.25

RECEIVED FROM: Joseph W. Stack
FOR: Advertising & Posting Case #84-24-A

6 115*****60251b 8205A

VALIDATION OR SIGNATURE OF CASHIER

June 22, 1983

Mr. & Mrs. Joseph W. Stack
2701 Page Drive
Baltimore, Maryland 21222

NOTICE OF HEARING

Re: Petition for Variance
SE/corner of Page Dr. & Oakwood Rd.
Joseph W. Stack, et ux - Petitioners
Case No. 84-24-A

TIME: 9:30 A.M.

DATE: Thursday, July 21, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>RT</u>	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>									
Previous case: <u>None</u>	Map # <u> </u>									

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12 Date of Posting: 7/3/83
Posted for: Petition for Variance
Petitioner: Joseph W. Stack et ux
Location of property: SE/corner of Page Dr. & Oakwood Rd.
Location of Signs: Facing intersection of Page Dr. & Oakwood Rd.
Remarks: None
Posted by: Heather D. Adams Date of return: 7/8/83
Number of Signs: 4

CERTIFICATE OF PUBLICATION

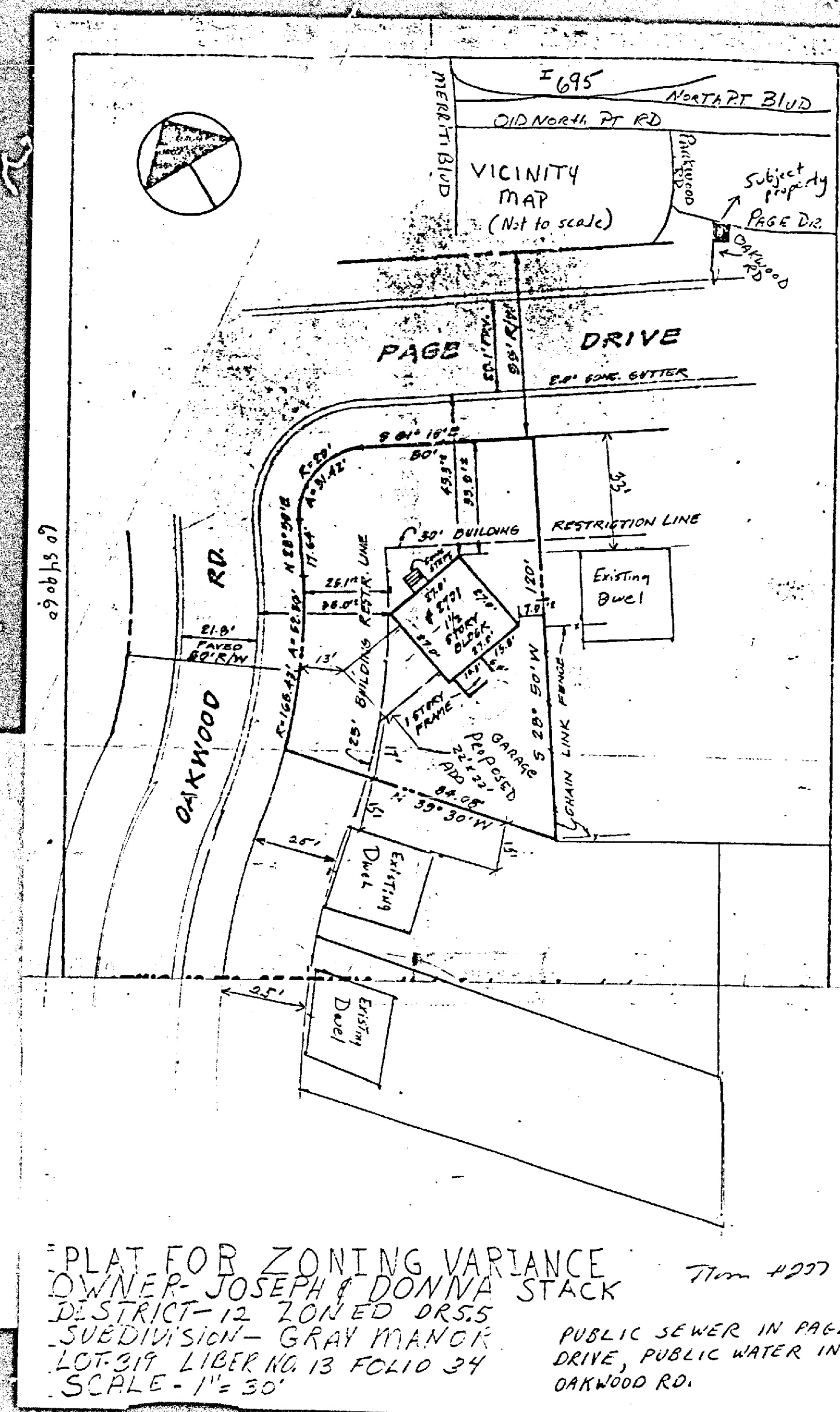
TOWSON, MD. JUNE 22, 1983.
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 19th day of June, 1983, before the 21st day of July, 1983, the 80th publication appearing on the 30th day of June, 1983.

THE JEFFERSONIAN
B. L. Smith, Manager

Cost of Advertisement, \$ 19.25

ZONING DESCRIPTION

Beginning on the Southeast corner of Page Dr. and Oakwood Rd. Being Lot 319, in the subdivision of Gray Manor, Liber No. 13 Folio 34. Also known as 2701 Page Dr in the 12th Election District.



CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 June 30, 1983

THIS IS TO CERTIFY, that the annexed advertisement of Jos. W. Stack in the matter of PETITION FOR VARIANCE - P.O. #45414 - REQ. #L49809, was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 1st day of July 1983; that is to say, the same was inserted in the issues of June 30, 1983

Kimbel Publication, Inc.
per Publisher.

By K.E. Bick

